



City of Seattle Preliminary Assessment Report

March 31, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6210859	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	03/20/09
Category	MULTIFAMILY	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	151 John St		
Location			
Zoning	NC3-65	Applicant	BRETT LINDSAY 3110 RUSTIN WAY STE D TACOMA WA 98402 (253) 272-4214
King County APN	1985200120		
Permit Status	Initial Information Collected		
Description of Work	Construction of a 48,220 sq ft multifamily dwelling structure consisting of 2 levels of parking for 20 spaces beneath multilevels of residential dwelling units. Total of 40 dwelling units in studio (14), 1 bedroom (21), and 2 bedroom (5) living arrangements are proposed.	Applicant Email	blindsay@jgarchs.com
SDOT Project No		Linked AP/Project Nos.	

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street and Alley Requirements JOHN ST

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your

building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain.

Relocating an SCL pole may be required at project's expense. Project proposal to remove a pole must be approved through the SCL electric service representative.

Relocating an SCL guy wire and anchor may be required at project's expense. This work to be approved & coordinated through the SCL electric service representative.

ALLEY EAST OF SITE

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage & low voltage lines in the alley.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Maneet Jain, 206-615-0611, maneet.jain@seattle.gov

DPD Drainage Requirements

Contact: Kim Serwold, (206) 733-9340, kim.serwold@seattle.gov

Existing Public Drainage Infrastructure

Combined sewer main location: Warren Ave. N.

Combined sewer main size: 10"

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer. Warren Ave. N.

Projects with 2,000 ft² or more of new and replaced impervious surface combined between the right of way and private property shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

Sanitary Sewer

The wastewater point of discharge (SMC 21.16.070.B) is located at Warren Ave. N..

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

Permanent and Temporary Dewatering

The foot drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system. Warren Ave. N.

DPD Land Use Code Requirements

Contact: Lawrence L Falk, (206) 684-0471, larry.falk@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

JOHN ST

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others:

(206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.
<http://www.seattle.gov/transportation/treeplanting.htm>.

WARREN AVE N

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at
<http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp.

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<http://www.seattle.gov/transportation/treeplanting.htm>.

Alley Requirements

ALLEY EAST OF SITE

Pave the width of the alley abutting the lot and the portion of alley between the lot and the connecting street. See SDOT Street Use for early design guidance on the design details for alley paving.

A 2 ft. foot dedication is required. Refer to CAM 2203

([http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_\(CAMs\)/](http://www.seattle.gov/dpd/Publications/Client_Assistance_Memos_(CAMs)/)) and see SDOT Street Use for early design guidance.

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

Alley access may be required

SDOT Requirements

Contact: Ken Bardsley, ken.bardsley@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Permit Requirements

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Street Improvement Requirements

JOHN ST

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

Other requirements: Widen alley approach to accommodate 2' alley dedication. Relocate street light just west of alley approach.

WARREN AVE N

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Existing Public Infrastructure - Water

Water main location: Warren Ave N

Water main size: 8-inch

Water main pipe material: CI LJ

Closest fire hydrant location: NE corner of Warren Ave N & John St

Closest fire hydrant distance from property line: 100 ft

Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.